

MICHAEL VON LOEWENFELDT (178665)  
IVO LABAR (203492)

**KERR & WAGSTAFFE LLP**  
100 Spear Street, Suite 1800  
San Francisco, CA 94105-1528  
Telephone: (415) 371-8500  
Fax: (415) 371-0500

Attorneys for Defendant  
PAUL F. SHOEN

**UNITED STATES DISTRICT COURT**  
**NORTHERN DISTRICT OF CALIFORNIA**  
**SAN FRANCISCO DIVISION**

ROBERT A. SNYDER and BRENDA FORD,

Plaintiffs,

v.

PAUL F. SHOEN, Individually and in his  
capacity as Trustee of the PAUL F. SHOEN  
REVOCABLE TRUST, and DOES 1 through  
10, inclusive,

Defendants.

Case No. CV 09-0316 JL

**STIPULATION AND ORDER  
EXTENDING TIME TO FILE  
OPPOSITION TO MOTION TO  
REMAND AND CONTINUING  
HEARING ON MOTION TO REMAND**

DATE: May 27, 2009  
TIME: 9:30 a.m.  
DEPT: F, 15th Floor

Honorable James Larson

Plaintiffs Robert A. Snyder and Brenda Ford (“Plaintiffs”) and Defendant Paul F. Shoen (“Defendant”), collectively (“Parties”) by and through their undersigned counsel, hereby stipulate and agree as follows:

WHEREAS Defendant filed a Notice of Removal of Action under 28 U.S.C. § 1441(b) on January 23, 2009;

WHEREAS on March 20, 2009 an Order was granted extending the time for Plaintiffs to file a Motion for Remand pursuant to stipulation by the Parties;

WHEREAS Plaintiff's Notice of Motion to Remand was filed on March 24, 2009;

WHEREAS the Parties intend to pursue settlement negotiations, early neutral evaluation, or some other form of alternative dispute resolution during the interim period;

NOW THEREFORE, the parties, by and through their counsel of record, do hereby stipulate as follows:

- 1) Extend the time to file the Opposition to the Motion to Remand until May 6, 2009;
- 2) Continue the hearing on the Motion to Remand currently set for April 29, 2009 until May 27, 2009.

DATED: April 7, 2009

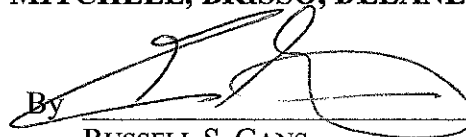
**KERR & WAGSTAFFE LLP**

By /s/  
IVO LABAR

Attorneys for Defendant  
PAUL F. SHOEN

1 DATED: April 6, 2009

2 MITCHELL, BRISSO, DELANEY & VRIEZE, LLP

3  
4 By 

5 RUSSELL S. GANS

6 Attorneys for Plaintiffs,  
7 Robert A. Snyder and Brenda Ford


**ORDER**

PURSUANT TO STIPULATION, IT IS SO ORDERED:

The deadline for Defendant to file an Opposition to Motion to Remand this Action to Humboldt County Superior Court is extended to May 6, 2009.

The hearing on the Motion to Remand is continued until May 27, 2009.

DATED: April 8, 2009

  
Honorable James Larson